



**GRASSROOTS**  
REALTY GROUP

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**45 Thorkman Avenue**  
**Red Deer, Alberta**

**MLS # A2221734**



**\$599,800**

<b>Division:</b>	Timberlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. Modern Elegance Meets Everyday Comfort &ndash; 1600 Sq. Ft. Two-Storey Gem Discover this beautifully crafted 1600 sq. ft. two-storey home, thoughtfully designed for modern living with a stylish exterior and oversized double garage&mdash;perfect for extra storage or a hobby space. Upstairs, unwind in the spacious primary bedroom complete with a luxurious ensuite bath and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide ideal space for growing families, guests, or a home office. The convenient upstairs laundry makes chores a breeze. The main floor offers a welcoming open-concept layout, starting with a generous front entry and flowing into the heart of the home. The gourmet kitchen boasts a large quartz-topped island, full-height cabinetry, and a walk-through pantry with direct garage access&mdash;perfect for unloading groceries with ease. Enjoy premium finishes throughout, including quartz countertops, luxury vinyl plank flooring, and plush, stain-resistant carpeting with thick underlay for comfort and durability. Open concept basement is equipped with 9&rsquo; ceilings for future development. This home is equipped with Performance Designed features for comfort, efficiency, and smart living: &bull; Lutron Caseta Smart Home Automation (easy to use and expandable) &bull; Triple-pane windows for enhanced energy efficiency &bull; High-efficiency hot water heater &bull; Lennox furnace with programmable air exchange system Located in a highly desirable area near a wealth of recreational amenities, including Canyon Ski Resort, two premier golf courses, pickleball courts, walking trails, and more. You&rsquo;re also just minutes from shopping, dining, and essential services. Built by Mason Martin Homes, where exceptional craftsmanship meets

long-term value&mdash;this home is not just a place to live, but a smart investment in your future.